HOUSING NOW
Ottawa[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2014

Highlights

- Housing starts rose due to an increase in apartments, mostly rental units.
- Low-rise starts weakened this month.
- Employment trended higher due to a rise in part-time jobs.

Figure 1

Source: CMHC Housing Starts and Completions Survey

* SAAR[2]: Seasonally Adjusted Annual Rate.

[1] Ontario part of Ottawa-Gatineau CMA

[2] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

Housing starts in the Ottawa Census Metropolitan Area (CMA) were trending lower at 6,226 units in November compared to 6,729 units in October. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

Ottawa's new housing construction trend edged lower in November due to a decline in both single-detached and multiple home starts trend; however, the trend decline in single-detached homes was more pronounced. Actual starts for this month posted growth as they were 12 per cent above the 5-year average for all Novembers since 2009. This slight increase was led by new apartment construction. Notably, seventy percent of these new apartment units were purpose-built rentals. Factors such as robust immigration numbers and healthy empty nesters' demand for rentals are prompting rental construction.

This month most of the starts in Kanata were for purpose-built rental units, resulting in this region capturing the highest number of housing starts. Gloucester held the second highest share of starts, with almost 40 per cent of all rows concentrated in this region. West Carleton, Clarence Rockland and Russell captured 14 per cent of all single-detached houses. Although posting a declining trend, single-detached home construction remains an attractive option in the outer suburbs, as they remain relatively affordable when compared to their counterparts closer to the Ottawa core.

In November, seasonally adjusted resale market transactions declined compared to the previous month. Sales[3] dipped for both the freehold and condominium[4] segment of the market with a greater decline for freeholds. However, in year-over-year terms November's total sales remained almost flat. Year-to-date to November freehold sales remained 2 per cent above the same period last year, while condominium sales were down 7.7 per cent. Excess supply of newly built condominiums competing with existing ones coupled with weak employment conditions of first-time homebuyers softened condominium resale.

Freehold and condominium listings fell this month at a higher rate than sales in their respective segments. This meant that the sales-to-new-listings (SNL) ratios for both segments of the market rose. In the freehold segment the SNL seasonally adjusted number recorded its highest monthly level this year at 0.51. As a result the average price increased by 1.4 per cent compared to October. The SNL in the condominium segment also rose but by a lower margin than the freehold segment. The overall average price in

	MLS® Sales						MLS® Prices ($)					
	November			January to November			November			January to November		
UNIT TYPE	2014	2013	% Chg.	2014	2013	% Chg.	2014	2013	% Chg.	2014	2013	% Chg.
SINGLE- DETACHED	**522**	**522**	**0.0**	**7,554**	**7,433**	**1.6**	**399,895**	**396,174**	**0.9**	**405,885**	**402,663**	**0.8**
Bungalow	*166*	*188*	-11.7	*2,343*	*2,257*	3.8	*379,715*	*344,738*	10.1	*358,485*	*354,328*	1.2
Two-Storey	*244*	*231*	5.6	*3,691*	*3,694*	-0.1	*437,603*	*460,537*	-5.0	*459,956*	*453,086*	1.5
Other Single-Detached	*112*	*103*	8.7	*1,520*	*1,482*	2.6	*347,653*	*345,709*	0.6	*347,651*	*350,590*	-0.8
ROW	**144**	**136**	**5.9**	**2,378**	**2,318**	**2.6**	**317,796**	**306,960**	**3.5**	**322,348**	**318,672**	**1.2**
SEMI	**57**	**59**	**-3.4**	**851**	**830**	**2.5**	**379,512**	**412,471**	**-8.0**	**386,283**	**383,739**	**0.7**
CONDOMINIUM	**170**	**174**	**-2.3**	**2,521**	**2,730**	**-7.7**	**250,426**	**259,348**	**-3.4**	**263,306**	**263,881**	**-0.2**
Apartment	89	*87*	2.3	*1,271*	*1,402*	-9.3	*271,295*	*287,165*	-5.5	*291,337*	*290,543*	0.3
Row	56	*63*	-11.1	*874*	*967*	-9.6	*226,732*	*219,338*	3.4	*230,424*	*231,408*	-0.4
Other Condominiums	*25*	*24*	4.2	*376*	*361*	4.2	*229,202*	*263,538*	-13.0	*244,983*	*247,322*	-0.9
OTHERS	**12**	**11**	-	*130*	**132**	-	-	-	-	-	-	-
TOTAL	**905**	**902**	**0.3**	**13,434**	**13,443**	**-0.1**	**358,196**	**359,082**	**-0.2**	**363,823**	**359,658**	**1.2**

Source: Ottawa Real Estate Board

* Properties under Row type refer to one dwelling unit of a group of three or more attached, self-contained dwelling units of similar design and size, each unit separately titled)

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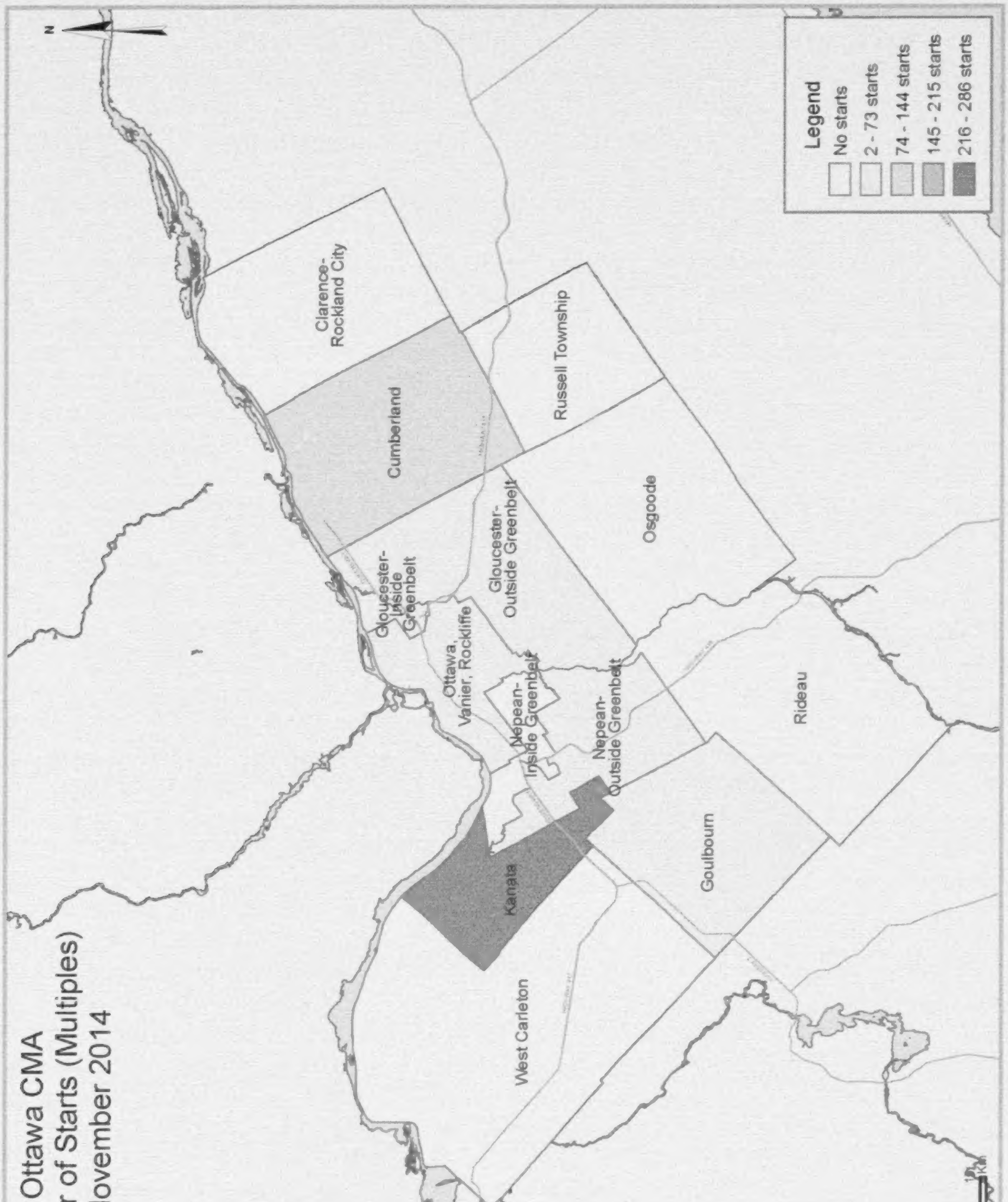
[3] The freehold segment of the resale market includes single-detached, semi-detached and row homes. Single-detached sales represent on average 70 per cent of total sales in the freehold segment, rows take up another 23 per cent, while semi-detached units have a small share at 7 per cent.

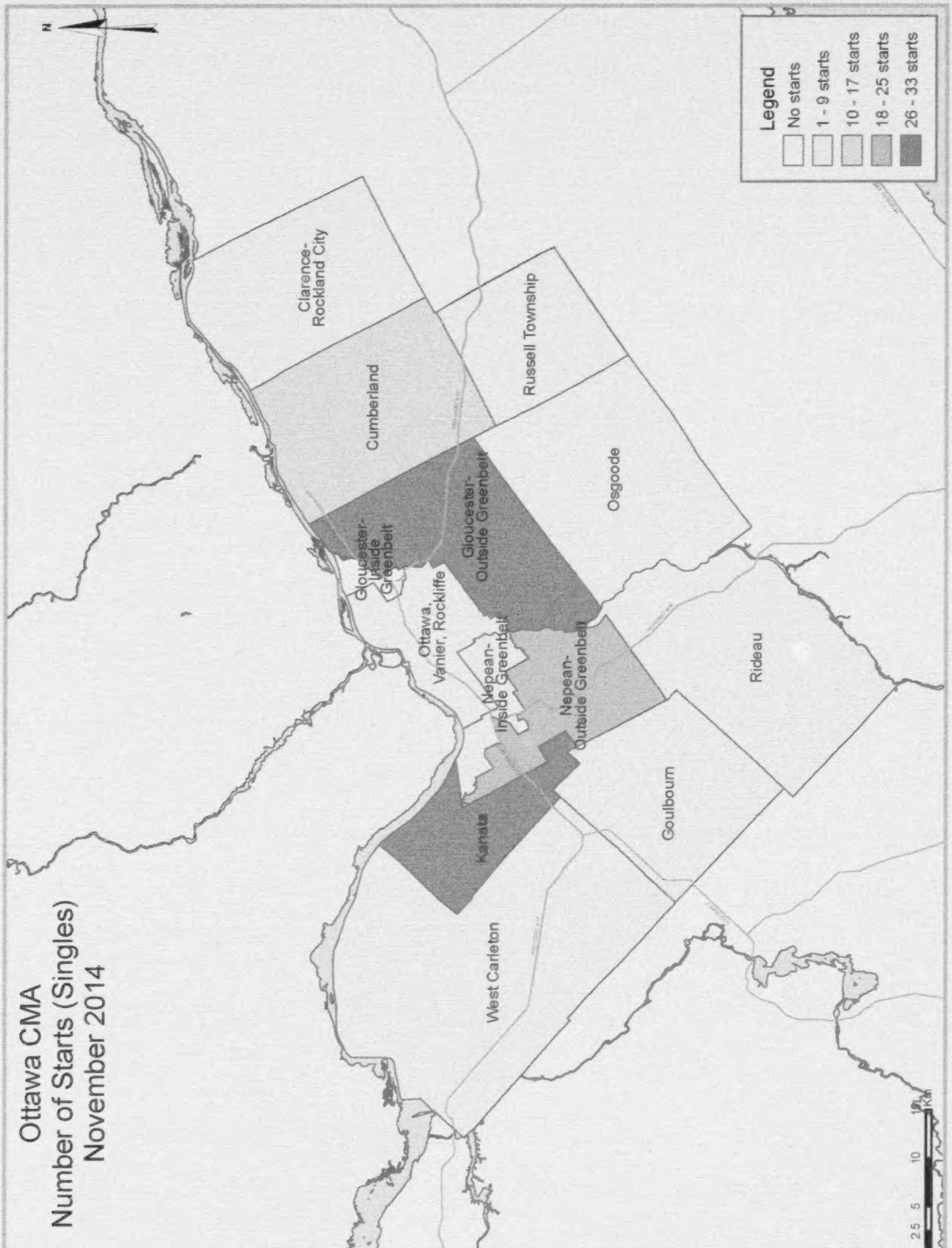
[4] The condominium segment of the market includes condo rows, condo apartments and stacked condos. Condominium apartments on the resale market represent almost half of all condominium offerings, while condo rows make up one-third sales, the remaining share is held by stacked condo units.

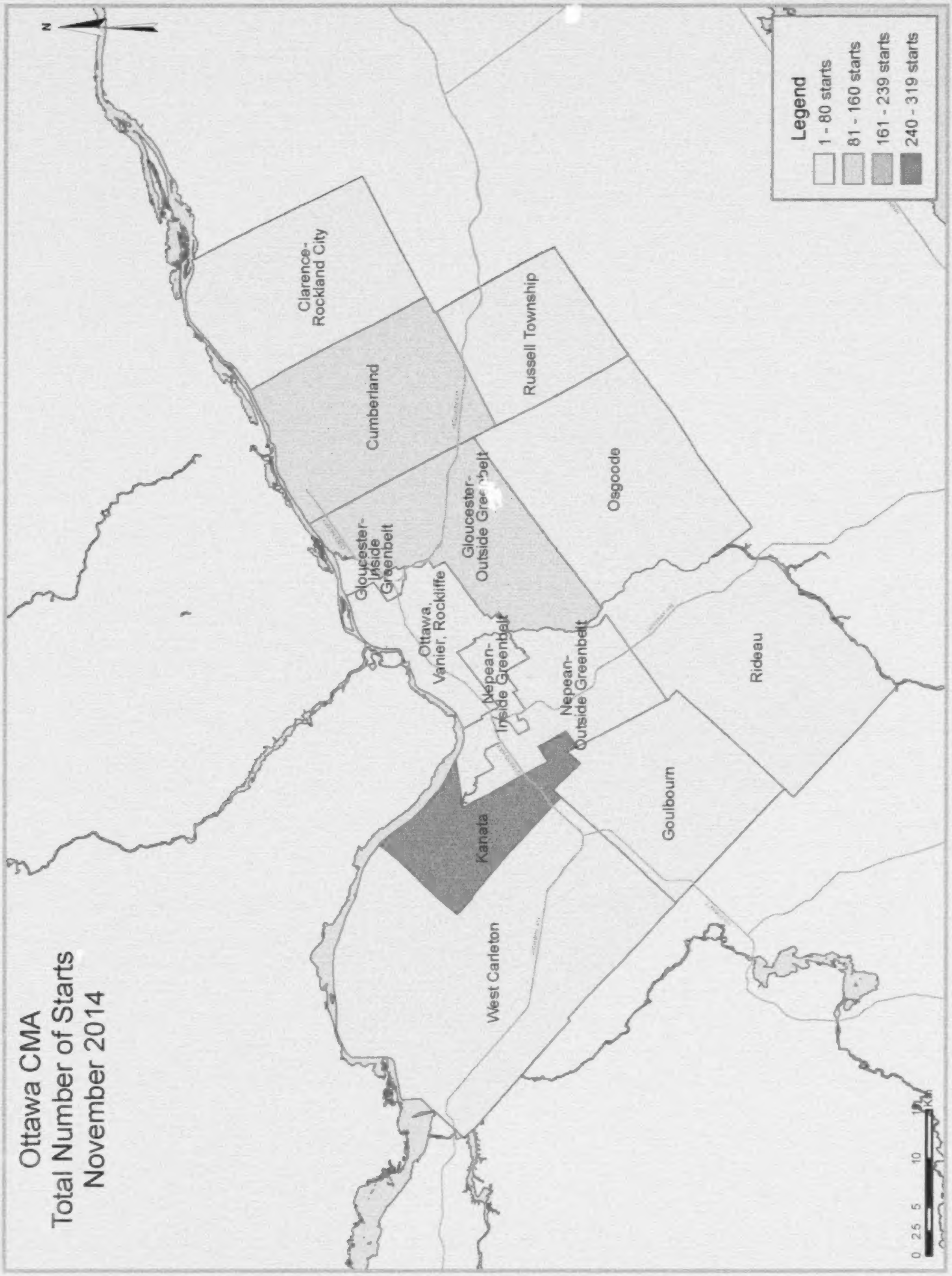
Ottawa inched up 1.2 per cent year-to-date to November versus the same period in 2013.

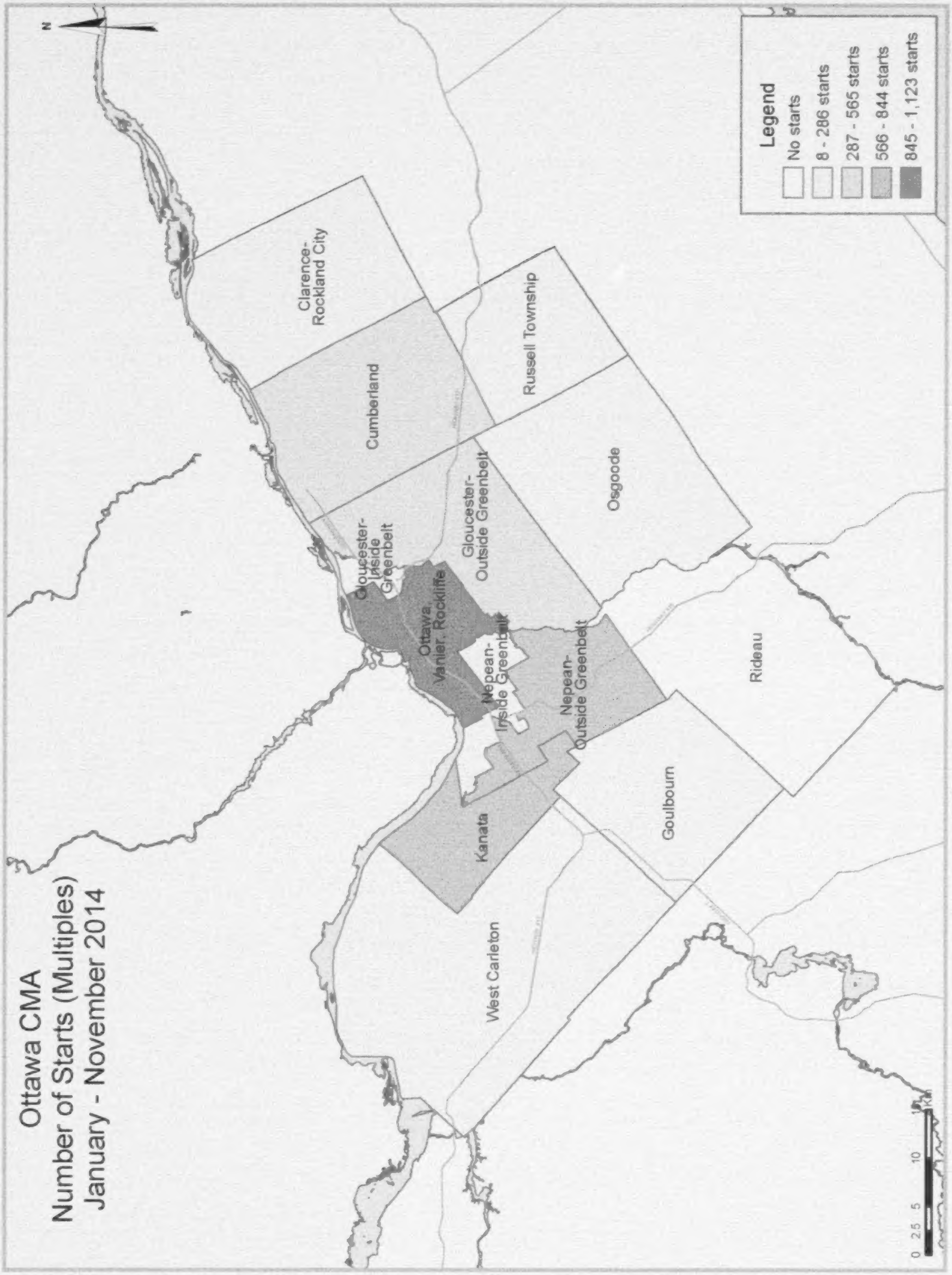
Seasonally adjusted employment rose once more in November, but job market dynamics remained unchanged from October with the rise in employment resulting from an increase in part-time employment. Full-time employment continued to retreat. On the whole, year-to-date to the end of November employment rose slightly as compared to the same period last year.

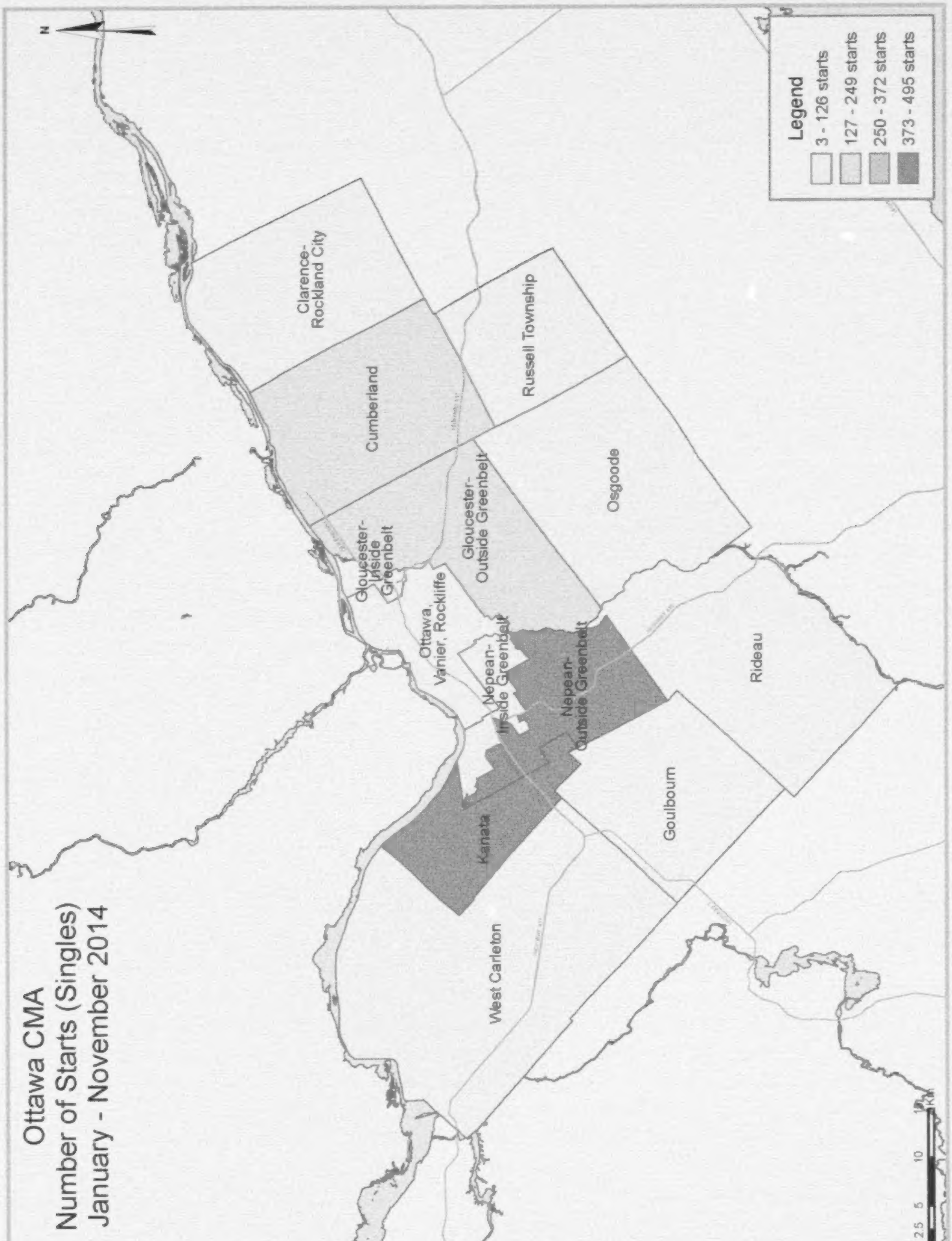


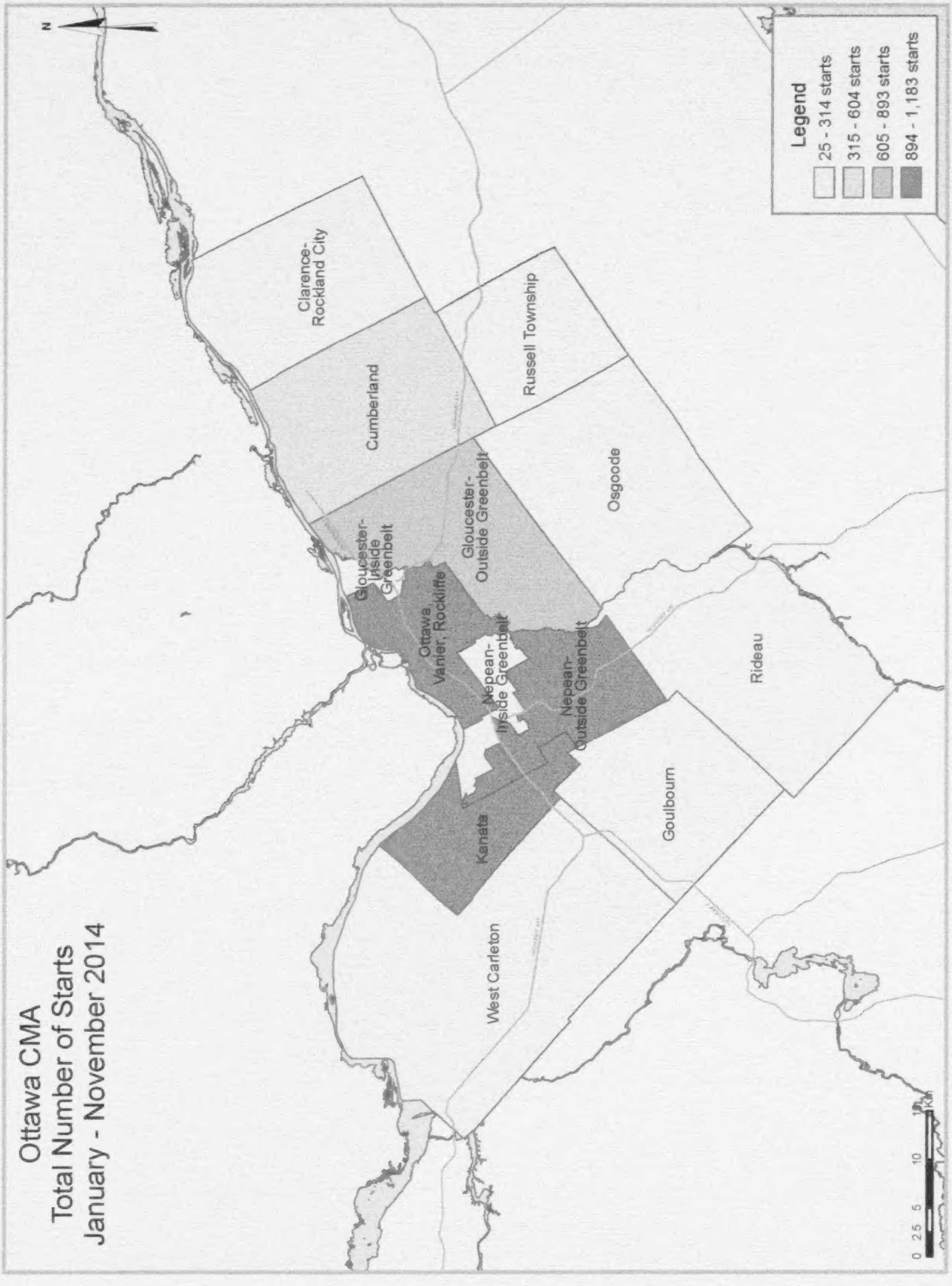
Ottawa CMA
Number of Starts (Multiples)
November 2014
Legend
No starts
2 - 73 starts
74 - 144 starts
145 - 215 starts
216 - 286 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km
N


Ottawa CMA
Number of Starts (Singles)
November 2014
N
Legend
No starts
1 - 9 starts
10 - 17 starts
18 - 25 starts
26 - 33 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2.5 5 10 15
Km


Ottawa CMA
Total Number of Starts
November 2014
N
Legend
1 - 80 starts
81 - 160 starts
161 - 239 starts
240 - 319 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - November 2014
Legend
No starts
8 - 286 starts
287 - 565 starts
566 - 844 starts
845 - 1,123 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km
N


Ottawa CMA
Number of Starts (Singles)
January - November 2014
Legend
3 - 126 starts
127 - 249 starts
250 - 372 starts
373 - 495 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
N
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
January - November 2014
N
Legend
25 - 314 starts
315 - 604 starts
605 - 893 starts
894 - 1,183 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15
Km

HOUSING NOW REPORT TABLES

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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) November 2014		
Ottawa CMA[1]	October 2014	November 2014
Trend[2]	6,729	6,226
SAAR	6,432	7,684
	November 2013	November 2014
Actual		
November - Single-Detached	223	147
November - Multiples	232	521
November - Total	455	668
January to November - Single-Detached	1,636	1,660
January to November - Multiples	4,507	3,525
January to November - Total	6,143	5,185

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) November 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2014	147	14	100	0	0	124	6	277	668
November 2013	223	38	182	0	0	0	0	12	455
% Change	-34.1	-63.2	-45.1	n/a	n/a	n/a	n/a	**	46.8
Year-to-date 2014	1,660	208	1,410	0	4	1,301	45	557	5,185
Year-to-date 2013	1,636	370	1,475	0	8	2,184	4	466	6,143
% Change	1.5	-43.8	-4.4	n/a	-50.0	-40.4	**	19.5	-15.6
UNDER CONSTRUCTION									
November 2014	1,064	144	1,225	0	9	3,010	29	701	6,182
November 2013	1,130	260	1,232	0	8	3,543	7	798	6,978
% Change	-5.8	-44.6	-0.6	n/a	12.5	-15.0	**	-12.2	-11.4
COMPLETIONS									
November 2014	201	28	101	0	0	255	6	24	615
November 2013	180	50	113	0	0	95	0	0	438
% Change	11.7	-44.0	-10.6	n/a	n/a	168.4	n/a	n/a	40.4
Year-to-date 2014	1,670	278	1,370	0	0	1,896	24	684	5,922
Year-to-date 2013	1,444	336	1,510	0	0	1,334	4	118	4,746
% Change	15.7	-17.3	-9.3	n/a	n/a	42.1	**	**	24.8
COMPLETED & NOT ABSORBED									
November 2014	71	21	74	0	0	317	n/a	n/a	483
November 2013	58	65	47	0	0	279	n/a	n/a	449
% Change	22.4	-67.7	57.4	n/a	n/a	13.6	n/a	n/a	7.6
ABSORBED									
November 2014	201	40	108	0	0	192	n/a	n/a	541
November 2013	185	51	118	0	0	90	n/a	n/a	444
% Change	8.6	-21.6	-8.5	n/a	n/a	113.3	n/a	n/a	21.8
Year-to-date 2014	1,689	325	1,343	0	0	1,841	n/a	n/a	5,198
Year-to-date 2013	1,474	312	1,558	0	0	1,304	n/a	n/a	4,648
% Change	14.6	4.2	-13.8	n/a	n/a	41.2	n/a	n/a	11.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
November 2014	129	14	100	0	0	124	6	277	650
November 2013	208	36	182	0	0	0	0	12	438
Ottawa, Vanier, Rockcliffe									
November 2014	9	6	10	0	0	0	6	9	40
November 2013	12	18	0	0	0	0	0	0	30
Nepean inside greenbelt									
November 2014	1	0	0	0	0	0	0	0	1
November 2013	6	0	0	0	0	0	0	0	6
Nepean outside greenbelt									
November 2014	22	4	24	0	0	0	0	0	50
November 2013	96	6	92	0	0	0	0	0	194
Gloucester inside greenbelt									
November 2014	0	0	0	0	0	22	0	0	22
November 2013	2	0	0	0	0	0	0	0	2
Gloucester outside greenbelt									
November 2014	28	0	39	0	0	26	0	0	93
November 2013	15	6	25	0	0	0	0	12	58
Kanata									
November 2014	33	2	16	0	0	0	0	268	319
November 2013	43	2	28	0	0	0	0	0	73
Cumberland									
November 2014	15	0	11	0	0	76	0	0	102
November 2013	9	0	12	0	0	0	0	0	21
Goulbourn									
November 2014	5	2	0	0	0	0	0	0	7
November 2013	5	0	12	0	0	0	0	0	17
West Carleton									
November 2014	2	0	0	0	0	0	0	0	2
November 2013	7	4	13	0	0	0	0	0	24
Rideau									
November 2014	5	0	0	0	0	0	0	0	5
November 2013	3	0	0	0	0	0	0	0	3
Osgoode									
November 2014	9	0	0	0	0	0	0	0	9
November 2013	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
November 2014	9	0	0	0	0	0	0	0	9
November 2013	4	2	0	0	0	0	0	0	6
Russell Township									
November 2014	9	0	0	0	0	0	0	0	9
November 2013	11	0	0	0	0	0	0	0	11
Ottawa-Gatineau CMA (Ontario portion)									
November 2014	147	14	100	0	0	124	6	277	668
November 2013	223	38	182	0	0	0	0	12	455

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
November 2014	994	138	1,217	0	9	2,979	29	701	6,067
November 2013	1,021	240	1,202	0	8	3,543	3	798	6,815
Ottawa, Vanier, Rockcliffe									
November 2014	53	66	38	0	9	2,505	22	199	2,892
November 2013	75	96	35	0	5	2,930	3	256	3,400
Nepean inside greenbelt									
November 2014	17	0	0	0	0	139	2	0	158
November 2013	16	4	0	0	0	0	0	0	20
Nepean outside greenbelt									
November 2014	245	36	429	0	0	105	0	25	840
November 2013	247	52	399	0	3	176	0	124	1,001
Gloucester inside greenbelt									
November 2014	2	0	0	0	0	22	0	0	24
November 2013	4	0	0	0	0	22	0	0	26
Gloucester outside greenbelt									
November 2014	114	10	199	0	0	100	0	0	423
November 2013	119	26	224	0	0	93	0	24	486
Kanata									
November 2014	348	2	253	0	0	24	1	469	1,097
November 2013	345	40	322	0	0	96	0	325	1,128
Cumberland									
November 2014	60	8	105	0	0	84	0	0	257
November 2013	56	18	105	0	0	212	0	41	432
Goulbourn									
November 2014	27	6	18	0	0	0	2	8	61
November 2013	50	0	35	0	0	14	0	28	127
West Carleton									
November 2014	23	4	175	0	0	0	2	0	204
November 2013	37	4	82	0	0	0	0	0	123
Rideau									
November 2014	29	0	0	0	0	0	0	0	29
November 2013	23	0	0	0	0	0	0	0	23
Osgoode									
November 2014	76	6	0	0	0	0	0	0	82
November 2013	49	0	0	0	0	0	0	0	49
Clarence-Rockland City									
November 2014	41	2	8	0	0	12	0	0	63
November 2013	64	4	30	0	0	0	0	0	98
Russell Township									
November 2014	29	4	0	0	0	19	0	0	52
November 2013	45	16	0	0	0	0	4	0	65
Ottawa-Gatineau CMA (Ontario portion)									
November 2014	1,064	144	1,225	0	9	3,010	29	701	6,182
November 2013	1,130	260	1,232	0	8	3,543	7	798	6,978

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
November 2014	187	22	101	0	0	255	6	24	595
November 2013	166	50	113	0	0	95	0	0	424
Ottawa, Vanier, Rockcliffe									
November 2014	9	8	0	0	0	157	6	24	204
November 2013	12	26	0	0	0	0	0	0	38
Nepean inside greenbelt									
November 2014	1	0	0	0	0	0	0	0	1
November 2013	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
November 2014	52	4	65	0	0	0	0	0	121
November 2013	10	18	10	0	0	14	0	0	52
Gloucester inside greenbelt									
November 2014	0	0	0	0	0	0	0	0	0
November 2013	0	0	0	0	0	22	0	0	22
Gloucester outside greenbelt									
November 2014	18	8	26	0	0	22	0	0	74
November 2013	45	2	52	0	0	51	0	0	150
Kanata									
November 2014	61	0	10	0	0	0	0	0	71
November 2013	48	2	13	0	0	0	0	0	63
Cumberland									
November 2014	14	0	0	0	0	76	0	0	90
November 2013	16	0	34	0	0	8	0	0	58
Goulbourn									
November 2014	8	0	0	0	0	0	0	0	8
November 2013	13	0	0	0	0	0	0	0	13
West Carleton									
November 2014	6	0	0	0	0	0	0	0	6
November 2013	5	2	4	0	0	0	0	0	11
Rideau									
November 2014	5	0	0	0	0	0	0	0	5
November 2013	8	0	0	0	0	0	0	0	8
Osgoode									
November 2014	13	2	0	0	0	0	0	0	15
November 2013	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
November 2014	8	0	0	0	0	0	0	0	8
November 2013	14	0	0	0	0	0	0	0	14
Russell Township									
November 2014	6	6	0	0	0	0	0	0	12
November 2013	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
November 2014	201	28	101	0	0	255	6	24	615
November 2013	180	50	113	0	0	95	0	0	438

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
November 2014	65	20	73	0	0	317	n/a	n/a	475
November 2013	53	65	47	0	0	276	n/a	n/a	441
Ottawa, Vanier, Rockcliffe									
November 2014	4	11	3	0	0	140	n/a	n/a	158
November 2013	18	47	7	0	0	173	n/a	n/a	245
Nepean inside greenbelt									
November 2014	0	0	0	0	0	0	n/a	n/a	0
November 2013	1	0	3	0	0	0	n/a	n/a	4
Nepean outside greenbelt									
November 2014	15	3	35	0	0	25	n/a	n/a	78
November 2013	5	6	18	0	0	48	n/a	n/a	77
Gloucester inside greenbelt									
November 2014	0	0	0	0	0	11	n/a	n/a	11
November 2013	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
November 2014	12	1	26	0	0	36	n/a	n/a	75
November 2013	4	3	9	0	0	8	n/a	n/a	24
Kanata									
November 2014	24	3	7	0	0	0	n/a	n/a	34
November 2013	9	6	6	0	0	15	n/a	n/a	36
Cumberland									
November 2014	1	0	0	0	0	99	n/a	n/a	100
November 2013	7	1	4	0	0	26	n/a	n/a	38
Goulbourn									
November 2014	8	0	2	0	0	6	n/a	n/a	16
November 2013	4	1	0	0	0	6	n/a	n/a	11
West Carleton									
November 2014	0	1	0	0	0	0	n/a	n/a	1
November 2013	1	1	0	0	0	0	n/a	n/a	2
Rideau									
November 2014	1	0	0	0	0	0	n/a	n/a	1
November 2013	3	0	0	0	0	0	n/a	n/a	3
Osgoode									
November 2014	0	1	0	0	0	0	n/a	n/a	1
November 2013	1	0	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
November 2014	3	0	1	0	0	0	n/a	n/a	4
November 2013	4	0	0	0	0	1	n/a	n/a	5
Russell Township									
November 2014	3	1	0	0	0	0	n/a	n/a	4
November 2013	1	0	0	0	0	2	n/a	n/a	3
Ottawa-Gatineau CMA (Ontario portion)									
November 2014	71	21	74	0	0	317	n/a	n/a	483
November 2013	58	65	47	0	0	279	n/a	n/a	449

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
November 2014	187	34	108	0	0	192	n/a	n/a	521
November 2013	171	51	118	0	0	88	n/a	n/a	428
Ottawa, Vanier, Rockcliffe									
November 2014	9	19	0	0	0	125	n/a	n/a	153
November 2013	13	30	0	0	0	6	n/a	n/a	49
Nepean inside greenbelt									
November 2014	1	0	0	0	0	0	n/a	n/a	1
November 2013	2	0	0	0	0	0	n/a	n/a	2
Nepean outside greenbelt									
November 2014	49	4	68	0	0	0	n/a	n/a	121
November 2013	10	16	9	0	0	12	n/a	n/a	47
Gloucester inside greenbelt									
November 2014	0	0	0	0	0	1	n/a	n/a	1
November 2013	0	0	0	0	0	22	n/a	n/a	22
Gloucester outside greenbelt									
November 2014	16	8	27	0	0	13	n/a	n/a	64
November 2013	45	2	49	0	0	43	n/a	n/a	139
Kanata									
November 2014	61	0	10	0	0	0	n/a	n/a	71
November 2013	48	2	16	0	0	0	n/a	n/a	66
Cumberland									
November 2014	19	0	0	0	0	53	n/a	n/a	72
November 2013	20	0	40	0	0	5	n/a	n/a	65
Goulbourn									
November 2014	8	0	2	0	0	0	n/a	n/a	10
November 2013	13	0	0	0	0	0	n/a	n/a	13
West Carleton									
November 2014	6	2	1	0	0	0	n/a	n/a	9
November 2013	5	1	4	0	0	0	n/a	n/a	10
Rideau									
November 2014	5	0	0	0	0	0	n/a	n/a	5
November 2013	8	0	0	0	0	0	n/a	n/a	8
Osgoode									
November 2014	13	1	0	0	0	0	n/a	n/a	14
November 2013	7	0	0	0	0	0	n/a	n/a	7
Clarence-Rockland City									
November 2014	8	0	0	0	0	0	n/a	n/a	8
November 2013	14	0	0	0	0	0	n/a	n/a	14
Russell Township									
November 2014	6	6	0	0	0	0	n/a	n/a	12
November 2013	0	0	0	0	0	2	n/a	n/a	2
Ottawa-Gatineau CMA (Ontario portion)									
November 2014	201	40	108	0	0	192	n/a	n/a	541
November 2013	185	51	118	0	0	90	n/a	n/a	444

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2004 - 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	% Change
Ottawa City	129	208	20	36	100	182	401	12	650	438	48.4
Ottawa, Vanier, Rockcliffe	9	12	12	18	10	0	9	0	40	30	33.3
Nepean inside greenbelt	1	6	0	0	0	0	0	0	1	6	-83.3
Nepean outside greenbelt	22	96	4	6	24	92	0	0	50	194	-74.2
Gloucester inside greenbelt	0	2	0	0	0	0	22	0	22	2	**
Gloucester outside greenbelt	28	15	0	6	39	25	26	12	93	58	60.3
Kanata	33	43	2	2	16	28	268	0	319	73	**
Cumberland	15	9	0	0	11	12	76	0	102	21	**
Goulbourn	5	5	2	0	0	12	0	0	7	17	-58.8
West Carleton	2	7	0	4	0	13	0	0	2	24	-91.7
Rideau	5	3	0	0	0	0	0	0	5	3	66.7
Osgoode	9	10	0	0	0	0	0	0	9	10	-10.0
Clarence-Rockland City	9	4	0	2	0	0	0	0	9	6	50.0
Russell Township	9	11	0	0	0	0	0	0	9	11	-18.2
Ottawa-Gatineau CMA (Ontario Portion)	147	223	20	38	100	182	401	12	668	455	46.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Ottawa City	1,513	1,465	225	344	1,407	1,422	1,827	2,668	4,972	5,899	-15.7
Ottawa, Vanier, Rockcliffe	60	75	98	126	36	40	989	1,940	1,183	2,181	-45.8
Nepean inside greenbelt	18	17	2	4	0	0	139	0	159	21	**
Nepean outside greenbelt	409	302	48	74	461	416	91	86	1,009	878	14.9
Gloucester inside greenbelt	3	5	0	0	0	0	22	44	25	49	-49.0
Gloucester outside greenbelt	192	219	42	68	312	318	118	173	664	778	-14.7
Kanata	495	452	3	44	256	360	320	233	1,074	1,089	-1.4
Cumberland	128	95	8	20	163	141	140	164	439	420	4.5
Goulbourn	46	153	8	0	10	35	8	28	72	216	-66.7
West Carleton	33	48	8	8	169	112	0	0	210	168	25.0
Rideau	36	35	0	0	0	0	0	0	36	35	2.9
Osgoode	93	64	8	0	0	0	0	0	101	64	57.8
Clarence-Rockland City	80	84	2	4	15	43	12	0	109	131	-16.8
Russell Township	67	87	18	26	0	0	19	0	104	113	-8.0
Ottawa-Gatineau CMA (Ontario Portion)	1,660	1,636	245	374	1,422	1,465	1,858	2,668	5,185	6,143	-15.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013
Ottawa City	100	182	0	0	124	0	277	12
Ottawa, Vanier, Rockcliffe	10	0	0	0	0	0	9	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	24	92	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	22	0	0	0
Gloucester outside greenbelt	39	25	0	0	26	0	0	12
Kanata	16	28	0	0	0	0	268	0
Cumberland	11	12	0	0	76	0	0	0
Goulbourn	0	12	0	0	0	0	0	0
West Carleton	0	13	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	100	182	0	0	124	0	277	12

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	1,399	1,422	8	0	1,270	2,202	557	466
Ottawa, Vanier, Rockcliffe	28	40	8	0	761	1,679	228	261
Nepean inside greenbelt	0	0	0	0	139	0	0	0
Nepean outside greenbelt	461	416	0	0	66	86	25	0
Gloucester inside greenbelt	0	0	0	0	22	44	0	0
Gloucester outside greenbelt	312	318	0	0	118	149	0	24
Kanata	256	360	0	0	24	60	296	173
Cumberland	163	141	0	0	140	164	0	0
Goulbourn	10	35	0	0	0	20	8	8
West Carleton	169	112	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	15	43	0	0	12	0	0	0
Russell Township	0	0	0	0	19	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,414	1,465	8	0	1,301	2,202	557	466

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013
Ottawa City	243	426	124	0	283	12	650	438
Ottawa, Vanier, Rockcliffe	25	30	0	0	15	0	40	30
Nepean inside greenbelt	1	6	0	0	0	0	1	6
Nepean outside greenbelt	50	194	0	0	0	0	50	194
Gloucester inside greenbelt	0	2	22	0	0	0	22	2
Gloucester outside greenbelt	67	46	26	0	0	12	93	58
Kanata	51	73	0	0	268	0	319	73
Cumberland	26	21	76	0	0	0	102	21
Goulbourn	7	17	0	0	0	0	7	17
West Carleton	2	24	0	0	0	0	2	24
Rideau	5	3	0	0	0	0	5	3
Osgoode	9	10	0	0	0	0	9	10
Clarence-Rockland City	9	6	0	0	0	0	9	6
Russell Township	9	11	0	0	0	0	9	11
Ottawa-Gatineau CMA (Ontario Portion)	261	443	124	0	283	12	668	455

Table 2.5: Starts by Submarket and by Intended Market
January - November 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	3,096	3,241	1,274	2,192	602	466	4,972	5,899
Ottawa, Vanier, Rockcliffe	154	236	765	1,684	264	261	1,183	2,181
Nepean inside greenbelt	18	21	139	0	2	0	159	21
Nepean outside greenbelt	918	793	66	85	25	0	1,009	878
Gloucester inside greenbelt	3	5	22	44	0	0	25	49
Gloucester outside greenbelt	544	605	118	149	2	24	664	778
Kanata	753	856	24	60	297	173	1,074	1,089
Cumberland	299	264	140	156	0	0	439	420
Goulbourn	62	194	0	14	10	8	72	216
West Carleton	208	168	0	0	2	0	210	168
Rideau	36	35	0	0	0	0	36	35
Osgoode	101	64	0	0	0	0	101	64
Clarence-Rockland City	97	131	12	0	0	0	109	131
Russell Township	85	109	19	0	0	4	104	113
Ottawa-Gatineau CMA (Ontario Portion)	3,278	3,481	1,305	2,192	602	470	5,185	6,143

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2014

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	% Change
Ottawa City	187	166	28	50	101	113	279	95	595	424	40.3
Ottawa, Vanier, Rockcliffe	9	12	14	26	0	0	181	0	204	38	**
Nepean inside greenbelt	1	2	0	0	0	0	0	0	1	2	-50.0
Nepean outside greenbelt	52	10	4	18	65	10	0	14	121	52	132.7
Gloucester inside greenbelt	0	0	0	0	0	0	0	22	0	22	-100.0
Gloucester outside greenbelt	18	45	8	2	26	52	22	51	74	150	-50.7
Kanata	61	48	0	2	10	13	0	0	71	63	12.7
Cumberland	14	16	0	0	0	34	76	8	90	58	55.2
Goulbourn	8	13	0	0	0	0	0	0	8	13	-38.5
West Carleton	6	5	0	2	0	4	0	0	6	11	-45.5
Rideau	5	8	0	0	0	0	0	0	5	8	-37.5
Osgoode	13	7	2	0	0	0	0	0	15	7	114.3
Clarence-Rockland City	8	14	0	0	0	0	0	0	8	14	-42.9
Russell Township	6	0	6	0	0	0	0	0	12	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	201	180	34	50	101	113	279	95	615	438	40.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2014

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Ottawa City	1,521	1,287	260	322	1,327	1,457	2,580	1,416	5,688	4,482	26.9
Ottawa, Vanier, Rockcliffe	85	83	100	114	24	32	1,535	736	1,744	965	80.7
Nepean inside greenbelt	13	17	4	0	0	12	0	16	17	45	-62.2
Nepean outside greenbelt	442	169	58	76	427	319	265	328	1,192	892	33.6
Gloucester inside greenbelt	6	2	0	0	0	19	22	94	28	115	-75.7
Gloucester outside greenbelt	184	229	52	64	322	417	159	116	717	826	-13.2
Kanata	453	212	30	50	327	354	248	52	1,058	668	58.4
Cumberland	119	223	8	12	149	201	309	24	585	460	27.2
Goulbourn	71	164	0	0	36	6	42	50	149	220	-32.3
West Carleton	46	74	6	6	42	97	0	0	94	177	-46.9
Rideau	31	30	0	0	0	0	0	0	31	30	3.3
Osgoode	71	84	2	0	0	0	0	0	73	84	-13.1
Clarence-Rockland City	82	85	4	2	43	37	0	48	129	172	-25.0
Russell Township	67	72	38	16	0	0	0	4	105	92	14.1
Ottawa-Gatineau CMA (Ontario Portion)	1,670	1,444	302	340	1,370	1,494	2,580	1,468	5,922	4,746	24.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market November 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013
Ottawa City	101	113	0	0	255	95	24	0
Ottawa, Vanier, Rockcliffe	0	0	0	0	157	0	24	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	65	10	0	0	0	14	0	0
Gloucester inside greenbelt	0	0	0	0	0	22	0	0
Gloucester outside greenbelt	26	52	0	0	22	51	0	0
Kanata	10	13	0	0	0	0	0	0
Cumberland	0	34	0	0	76	8	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	4	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	101	113	0	0	255	95	24	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - November 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	1,327	1,457	0	0	1,896	1,302	684	114
Ottawa, Vanier, Rockcliffe	24	32	0	0	1,234	658	301	78
Nepean inside greenbelt	0	12	0	0	0	16	0	0
Nepean outside greenbelt	427	319	0	0	141	328	124	0
Gloucester inside greenbelt	0	19	0	0	22	66	0	28
Gloucester outside greenbelt	322	417	0	0	121	116	38	0
Kanata	327	354	0	0	96	52	152	0
Cumberland	149	201	0	0	268	24	41	0
Goulbourn	36	6	0	0	14	42	28	8
West Carleton	42	97	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	43	37	0	0	0	48	0	0
Russell Township	0	0	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario Portion)	1,370	1,494	0	0	1,896	1,350	684	118

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market November 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013	Nov 2014	Nov 2013
Ottawa City	310	329	255	95	30	0	595	424
Ottawa, Vanier, Rockcliffe	17	38	157	0	30	0	204	38
Nepean inside greenbelt	1	2	0	0	0	0	1	2
Nepean outside greenbelt	121	38	0	14	0	0	121	52
Gloucester inside greenbelt	0	0	0	22	0	0	0	22
Gloucester outside greenbelt	52	99	22	51	0	0	74	150
Kanata	71	63	0	0	0	0	71	63
Cumberland	14	50	76	8	0	0	90	58
Goulbourn	8	13	0	0	0	0	8	13
West Carleton	6	11	0	0	0	0	6	11
Rideau	5	8	0	0	0	0	5	8
Osgoode	15	7	0	0	0	0	15	7
Clarence-Rockland City	8	14	0	0	0	0	8	14
Russell Township	12	0	0	0	0	0	12	0
Ottawa-Gatineau CMA (Ontario Portion)	330	343	255	95	30	0	615	438

Table 3.5: Completions by Submarket and by Intended Market January - November 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	3,088	3,066	1,896	1,302	704	114	5,688	4,482
Ottawa, Vanier, Rockcliffe	191	229	1,234	658	319	78	1,744	965
Nepean inside greenbelt	15	29	0	16	2	0	17	45
Nepean outside greenbelt	927	564	141	328	124	0	1,192	892
Gloucester inside greenbelt	6	21	22	66	0	28	28	115
Gloucester outside greenbelt	558	710	121	116	38	0	717	826
Kanata	810	616	96	52	152	0	1,058	668
Cumberland	276	436	268	24	41	0	585	460
Goulbourn	107	170	14	42	28	8	149	220
West Carleton	94	177	0	0	0	0	94	177
Rideau	31	30	0	0	0	0	31	30
Osgoode	73	84	0	0	0	0	73	84
Clarence-Rockland City	129	140	0	32	0	0	129	172
Russell Township	101	84	0	0	4	8	105	92
Ottawa-Gatineau CMA (Ontario Portion)	3,318	3,290	1,896	1,334	708	122	5,922	4,746

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range November 2014													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
November 2014	0	0.0	6	3.7	21	12.8	51	31.1	86	52.4	164	509,800	537,171
November 2013	0	0.0	13	9.4	9	6.5	54	39.1	62	44.9	138	485,900	527,350
Year-to-date 2014	3	0.2	68	5.2	208	15.8	398	30.3	638	48.5	1,315	498,900	529,767
Year-to-date 2013	1	0.1	158	14.9	151	14.2	273	25.7	480	45.2	1,063	487,900	513,387
Ottawa, Vanier, Rockcliffe													
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
November 2013	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2014	0	0.0	0	0.0	1	1.9	5	9.4	47	88.7	53	799,900	853,217
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	3.9	49	96.1	51	749,900	817,363
Nepean inside greenbelt													
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
November 2014	0	0.0	3	6.4	4	8.5	9	19.1	31	66.0	47	551,990	546,036
November 2013	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
Year-to-date 2014	0	0.0	27	6.3	74	17.1	134	31.0	197	45.6	432	489,990	500,904
Year-to-date 2013	0	0.0	25	15.5	9	5.6	39	24.2	88	54.7	161	510,990	507,682
Gloucester inside greenbelt													
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Gloucester outside greenbelt													
November 2014	0	0.0	0	0.0	1	6.3	3	18.8	12	75.0	16	510,400	534,900
November 2013	0	0.0	0	0.0	0	0.0	19	46.3	22	53.7	41	506,900	535,122
Year-to-date 2014	0	0.0	4	2.2	13	7.1	87	47.3	80	43.5	184	496,400	507,054
Year-to-date 2013	0	0.0	3	1.4	13	6.0	92	42.4	109	50.2	217	500,900	510,604
Kanata													
November 2014	0	0.0	2	3.3	10	16.7	26	43.3	22	36.7	60	468,195	500,457
November 2013	0	0.0	6	13.6	4	9.1	19	43.2	15	34.1	44	470,900	472,040
Year-to-date 2014	0	0.0	20	4.6	79	18.3	116	26.9	217	50.2	432	502,445	525,966
Year-to-date 2013	0	0.0	22	10.8	45	22.2	47	23.2	89	43.8	203	480,900	504,127
Cumberland													
November 2014	0	0.0	1	6.3	5	31.3	9	56.3	1	6.3	16	459,900	451,131
November 2013	0	0.0	7	36.8	3	15.8	8	42.1	1	5.3	19	413,900	416,900
Year-to-date 2014	2	1.9	16	15.5	35	34.0	38	36.9	12	11.7	103	422,900	432,097
Year-to-date 2013	1	0.5	84	37.8	64	28.8	48	21.6	25	11.3	222	387,945	411,815
Goulbourn													
November 2014	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
November 2013	0	0.0	0	0.0	2	15.4	7	53.8	4	30.8	13	477,900	490,025
Year-to-date 2014	0	0.0	1	2.1	5	10.6	8	17.0	33	70.2	47	586,900	580,018
Year-to-date 2013	0	0.0	23	14.6	19	12.1	42	26.8	73	46.5	157	487,900	505,398

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	615,650	668,507
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	12.5	14	87.5	16	567,900	600,869
Rideau													
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
November 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	763,400	778,981
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	792,950	834,000
Osgoode													
November 2014	0	0.0	0	0.0	1	12.5	2	25.0	5	62.5	8	--	--
November 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	1	3.1	0	0.0	1	3.1	10	31.3	20	62.5	32	549,000	602,578
Year-to-date 2013	0	0.0	1	5.0	1	5.0	1	5.0	17	85.0	20	780,000	772,055
Clarence-Rockland City													
November 2014	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
November 2013	5	50.0	2	20.0	1	10.0	2	20.0	0	0.0	10	303,400	336,670
Year-to-date 2014	5	7.7	43	66.2	12	18.5	5	7.7	0	0.0	65	340,900	346,363
Year-to-date 2013	20	30.3	19	28.8	18	27.3	7	10.6	2	3.0	66	363,100	356,491
Russell Township													
November 2014	0	0.0	4	66.7	2	33.3	0	0.0	0	0.0	6	--	--
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	32	52.5	23	37.7	6	9.8	0	0.0	61	369,900	377,874
Year-to-date 2013	2	3.1	38	59.4	15	23.4	8	12.5	1	1.6	64	362,649	375,085
Ottawa-Gatineau CMA (Ontario portion)													
November 2014	0	0.0	12	7.0	23	13.4	51	29.7	86	50.0	172	501,950	529,374
November 2013	5	3.4	15	10.1	10	6.8	56	37.8	62	41.9	148	482,400	514,467
Year-to-date 2014	8	0.6	143	9.9	243	16.9	409	28.4	638	44.3	1,441	484,990	515,064
Year-to-date 2013	23	1.9	215	18.0	184	15.4	288	24.1	483	40.5	1,193	469,900	497,288

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2014						
Submarket	Nov 2014	Nov 2013	% Change	YTD 2014	YTD 2013	% Change
Ottawa City	537,171	527,350	1.9	529,767	513,387	3.2
Ottawa, Vanier, Rockcliffe	779,720	845,014	-7.7	853,217	817,363	4.4
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	546,036	570,434	-4.3	500,904	507,682	-1.3
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	534,900	535,122	0.0	507,054	510,604	-0.7
Kanata	500,457	472,040	6.0	525,966	504,127	4.3
Cumberland	451,131	416,900	8.2	432,097	411,815	4.9
Goulbourn	596,750	490,025	21.8	580,018	505,398	14.8
West Carleton	--	--	n/a	668,507	600,869	11.3
Rideau	--	761,320	n/a	778,981	834,000	-6.6
Osgoode	620,738	--	n/a	602,578	772,055	-22.0
Clarence-Rockland City	--	336,670	n/a	346,363	356,491	-2.8
Russell Township	--	--	n/a	377,874	375,085	0.7
Ottawa-Gatineau CMA (Ontario Portion)	529,374	514,467	2.9	515,064	497,288	3.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) November 2014										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	610	-11.6	1,121	2,001	2,503	44.8	343,382	-1.8	348,587
	February	924	-9.9	1,180	2,273	2,489	47.4	348,386	-0.4	350,282
	March	1,182	-15.8	1,195	2,898	2,572	46.5	359,321	1.6	353,375
	April	1,586	0.3	1,137	3,533	2,463	46.2	372,188	2.3	358,015
	May	1,812	-5.7	1,185	3,733	2,529	46.9	370,591	2.0	357,343
	June	1,608	-4.0	1,206	2,907	2,528	47.7	359,372	1.3	353,489
	July	1,352	-2.2	1,162	2,767	2,496	46.6	362,346	6.5	364,750
	August	1,226	6.7	1,198	2,384	2,485	48.2	348,822	0.3	354,262
	September	1,128	11.6	1,217	2,556	2,428	50.1	348,788	-1.5	355,645
	October	1,104	1.1	1,175	2,349	2,532	46.4	363,240	4.5	365,996
	November	902	-3.8	1,152	1,664	2,430	47.4	359,082	2.5	359,813
	December	615	-2.1	1,121	811	2,421	46.3	341,793	1.5	355,756
2014	January	596	-2.3	1,096	2,047	2,559	42.8	348,001	1.3	353,842
	February	881	-4.7	1,114	2,273	2,445	45.6	354,619	1.8	356,441
	March	1,197	1.3	1,124	2,942	2,444	46.0	358,966	-0.1	354,598
	April	1,428	-10.0	1,138	3,488	2,628	43.3	374,232	0.5	359,680
	May	1,802	-0.6	1,185	3,987	2,637	44.9	383,168	3.4	367,823
	June	1,678	4.4	1,202	3,177	2,626	45.8	365,366	1.7	360,251
	July	1,462	8.1	1,240	3,078	2,724	45.5	358,600	-1.0	362,187
	August	1,214	-1.0	1,217	2,444	2,639	46.1	361,730	3.7	366,174
	September	1,144	1.4	1,171	2,723	2,504	46.8	357,753	2.6	364,090
	October	1,136	2.9	1,212	2,399	2,571	47.1	357,887	-1.5	360,950
	November	905	0.3	1,215	1,578	2,519	48.2	358,196	-0.2	359,490
	December									
	Q3 2013	3,706	4.6		7,707			353,746	2.1	
	Q3 2014	3,820	3.1		8,245			359,341	1.6	
	YTD 2013	13,434	-3.1		29,065			359,658	1.8	
	YTD 2014	13,443	0.1		30,136			363,823	1.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators November 2014										
		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	116.6	121.3	542	6.3	72.8	1,014
	February	595	3.00	5.24	116.4	122.7	541	6.2	72.4	1,019
	March	590	3.00	5.14	116.5	123.1	533	6.1	71.3	1,032
	April	590	3.00	5.14	116.6	122.8	527	6.1	70.4	1,040
	May	590	3.00	5.14	116.3	122.9	525	6.2	70.0	1,053
	June	590	3.14	5.14	116.3	123.0	522	6.5	69.8	1,061
	July	590	3.14	5.14	116.1	123.3	524	6.7	70.1	1,061
	August	601	3.14	5.34	116.0	123.2	525	7.0	70.4	1,062
	September	601	3.14	5.34	115.9	123.3	526	6.6	70.1	1,064
	October	601	3.14	5.34	115.9	123.1	524	6.4	69.7	1,071
	November	601	3.14	5.34	115.4	123.0	526	5.8	69.3	1,073
	December	601	3.14	5.34	115.5	122.8	527	6.0	69.6	1,063
2014	January	595	3.14	5.24	115.3	123.0	530	6.3	70.2	1,058
	February	595	3.14	5.24	115.4	124.2	527	6.5	69.7	1,057
	March	581	3.14	4.99	115.3	124.7	527	6.5	69.8	1,063
	April	570	3.14	4.79	115.1	125.3	526	6.9	69.8	1,068
	May	570	3.14	4.79	114.9	125.9	530	6.8	70.2	1,069
	June	570	3.14	4.79	114.8	126.3	529	6.9	70.0	1,071
	July	570	3.14	4.79	114.6	125.9	533	6.4	70.1	1,059
	August	570	3.14	4.79	114.7	125.9	532	6.7	70.2	1,052
	September	570	3.14	4.79	114.6	126.1	536	6.8	70.6	1,037
	October	570	3.14	4.79	114.4	126.1	537	6.4	70.5	1,033
	November	570	3.14	4.79			540	5.9	70.3	1,026
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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